

BIG TICKET | A HOME IN THE SKY FOR \$30.5 MILLION

BY ROBIN FINN • APRIL 11, 2014



A three-bedroom unit on the 60th floor of One57, the Extell Development Company's 90-story spike of bluish glass that does not scrape the Midtown sky as much as puncture it, sold for \$30,551,000 and was the most expensive sale of the week, according to city records.

The monthly carrying costs for the apartment, a 4,483-square-foot residence at 157 West 57th Street, a condominium tower strategically placed to capture Central Park views, are a relatively painless \$7,487. (There's possibly nothing quite as satisfying as earning a tax abatement just by investing in a \$30 million pied-à-terre.)

The apartment, No. 60A, has four-and-a-half marble baths and the ultimate view magnet, 60 feet of park frontage in the living/dining/entertaining area. The master suite has his-and-hers baths and bird's-eye views of the city and the Hudson River. The custom eat-in kitchen by Smallbone of Devizes has hand-painted white cabinetry (although buyers at One57 do have the option of choosing a Macassar ebony color scheme). By this summer, buyers will also have the option of room service and other in-house amenities from the Park Hyatt hotel at the base of One57, which was designed by Atelier Christian de Portzamparc, the French architect responsible for the slender LVMH Tower on East 57th Street.

The week's runner-up was the nearly identical downstairs neighbor, No. 59A, which traded for \$30,041,875. The carrying costs on the three-bedroom four-and-a-half bath residence are \$7,429 (the slight difference in monthly charges can be chalked up to a view premium for the higher floor.) Otherwise the apartments are virtual twins with similar layouts and views, except that the buyers of No. 59A opted for the Macassar ebony kitchen.

The Extell Marketing Group handled both sales; the buyer of No. 60A, identified through a limited liability company, Efstalmar, was represented by Claude Davies of the Fox Residential Group. The buyer of No. 59A was a Hong Kong-based entity, Rainbow Choice International Limited; the buyer's broker was Marlene Marcus of Brown Harris Stevens.

Jeff Dvoretz, a senior vice president for development at Extell, said that One57, which has 94 residential condominiums, is 75 percent sold; at least two units are in contract for more than \$90 million.

Big Ticket includes closed sales from the previous week, ending Wednesday.



Marlene Marcus

Licensed Associate Real Estate Broker

mmarcus@bhsusa.com

212-906-9244